

TOWN CLERK, ROCKLAND  
NOV 18 '21 PM 3:04  
November 16, 2021

RE: 320 Concord Street, Rockland, MA

Dear Chairman Rosa & The Zoning Board of Appeals,

We, The Wong Family, currently reside at 330 Concord Street in Rockland and are direct abutters to the property that is the subject of this discussion. We have serious concerns regarding this development project for safety, security, and privacy reasons.

Historically, the Town of Rockland would not permit the former property on this lot that was 2,298 sq ft, but now it may permit it to have 4 units equating to almost 29,000 sq ft on it? It does not sound right or just, because of a loophole that permits a developer to overbuild on a 0.66 acre lot as long as it designates 25% of their proposed development as a 40b.

As shared, the proposed project plans to have 4 residences with each property being 2-3 story high. These residences will be directly facing and overlooking our property and lot, specifically our ranch property, which is primarily single story, 24 hours a day, 7 days a week, 365 days a year. No one would want to have one, let alone four properties, with main entrances and garages directly facing your own personal property and lot for safety and security reasons. Can any action be taken with regards to the design or configuration of the development as again, all 4 proposed properties will be overlooking our single level ranch property? Maybe have the front entrances and garages face Concord Street versus having all four proposed units directly facing our family's property and lot? Will any property delineation be installed to ensure residents clearly understand the property line? Our fence does not run the entire length of our property lot.

There is also a plan to permit each residence to have 4 vehicles each, which equates to a total of 16 vehicles, all on a 0.66 acre lot. We are very concerned about this as this increases the risk of cars heading towards or backing up onto our property. Also, how will the limit on the number vehicles be enforced especially during the holidays, as each resident will have a vested interest in keeping the peace with each other? Is 16 vehicles on the lot arbitrary or fixed? In listening to the call last night, that number of vehicles permitted on this lot is constantly increasing as visitors can now park in between the residences or in "common areas"? This is a major safety and security concern. We are also concerned with the increased traffic this potentially raises in this specific area.

Additionally, our property had a shared sewer line that was connected to the former property of 320 Concord St. How will this be formally addressed? Will there be any impacts, direct or indirect, to our sewer service? At the present time, we have received zero correspondence from the developer regarding this matter. For the record, we DO NOT want our sewer service disrupted or disturbed by any and all means. There have been several instances where folks have encroached on our property and the shared sewer line without our consent. As a property owner, we would like our property and lot to be respected at all times, and be informed of all aspects of the development where it may impact our property and lot, and that includes the shared sewer line.

For reasons stated, we oppose this development plan due to safety, security, and privacy concerns. The long term effects on this lot, and now development project, should not be the fault of the tax paying residents and therefore it should not be a disturbance to the abutters.

Thank you for your time.

The Wong Family